

ZB# 91-7

David Ramos

75-10-7

Prelim.

Mar. 11, 1991.

Motion to
Sched. P.H. -

Need:

① Deed/Title

Policy

② Photos.

③ Letter - L

Note: Mr. Ramos to
call me when he
gets list. for
hearing date.

Public Hearing:

April 8, 1991.

Notice to Sentinil
on 3/19/91. ✓

Area Variance
Approved -
4/8/91.

Decision needed

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11941

Received of

David Ramos

April 9 19 *91*

\$ *25.00*

Twenty-five and 00 DOLLARS

For

ZBA Application #91-7100

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>CP# 194</i>		<i>25.00</i>

By

Pauline M. Townsend

is

Town Clerk

Title

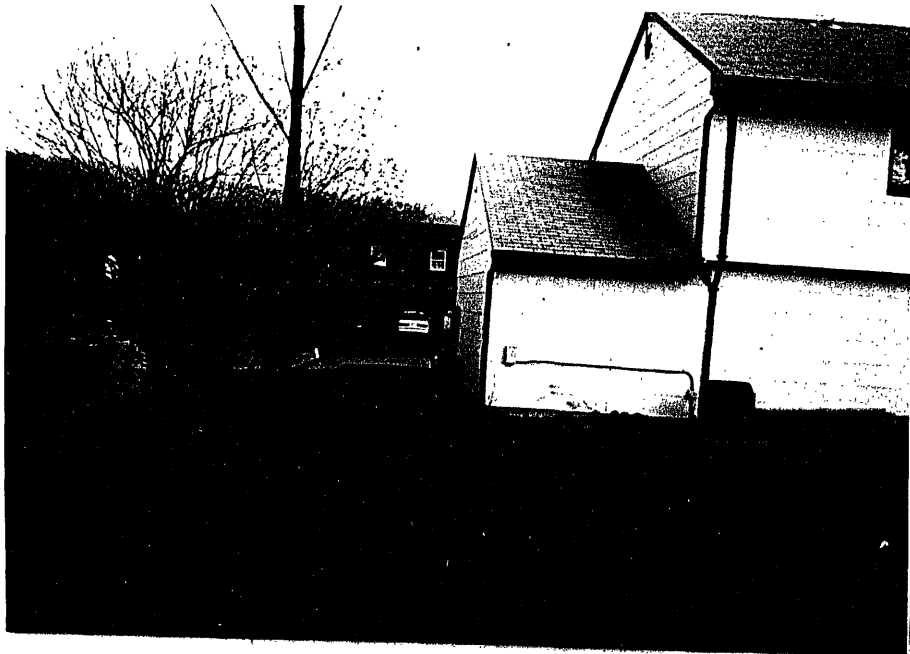
Williamson Law Book Co., Rochester, N. Y. 14609

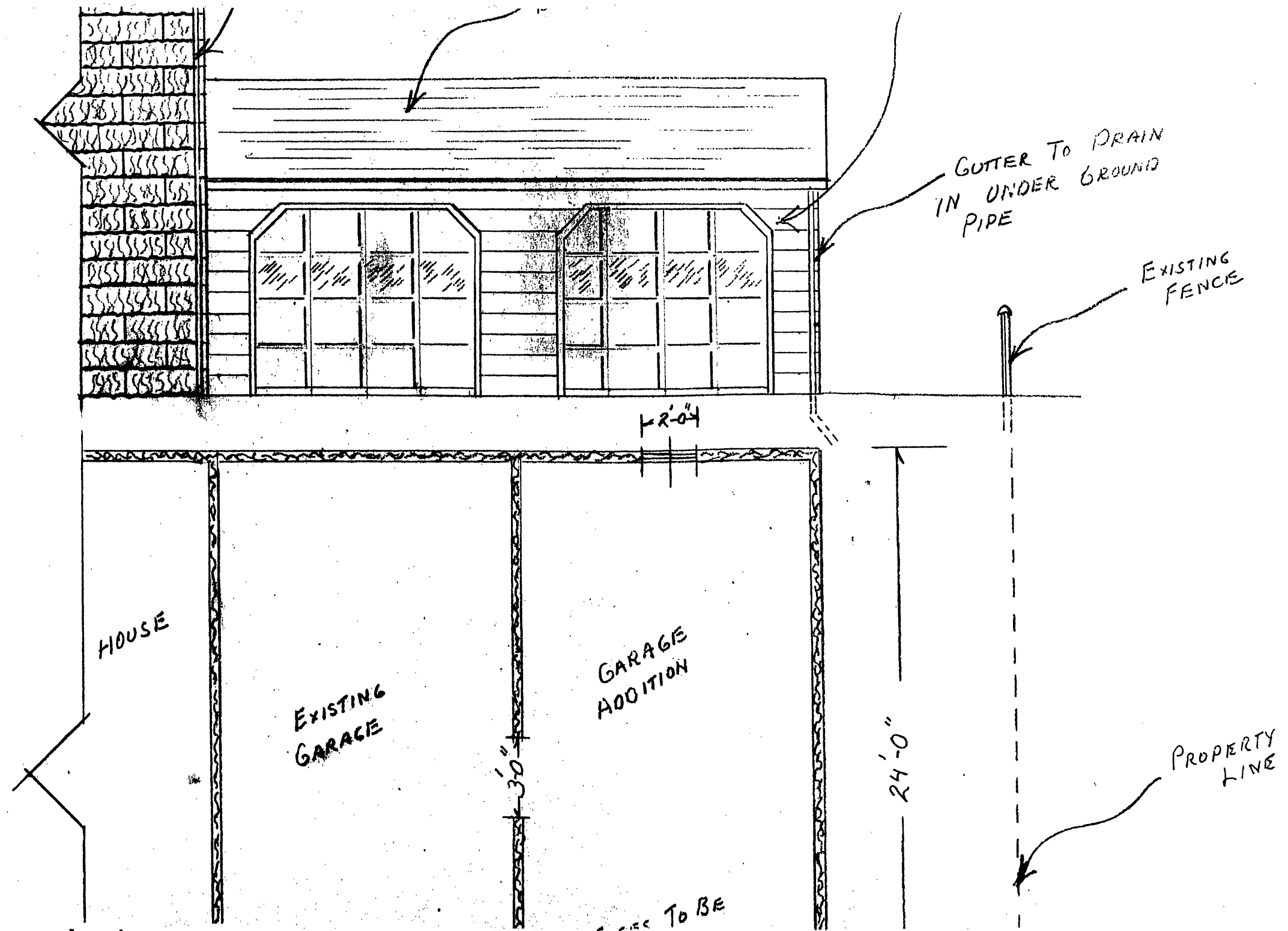


FUND		
CR# 194		25.00

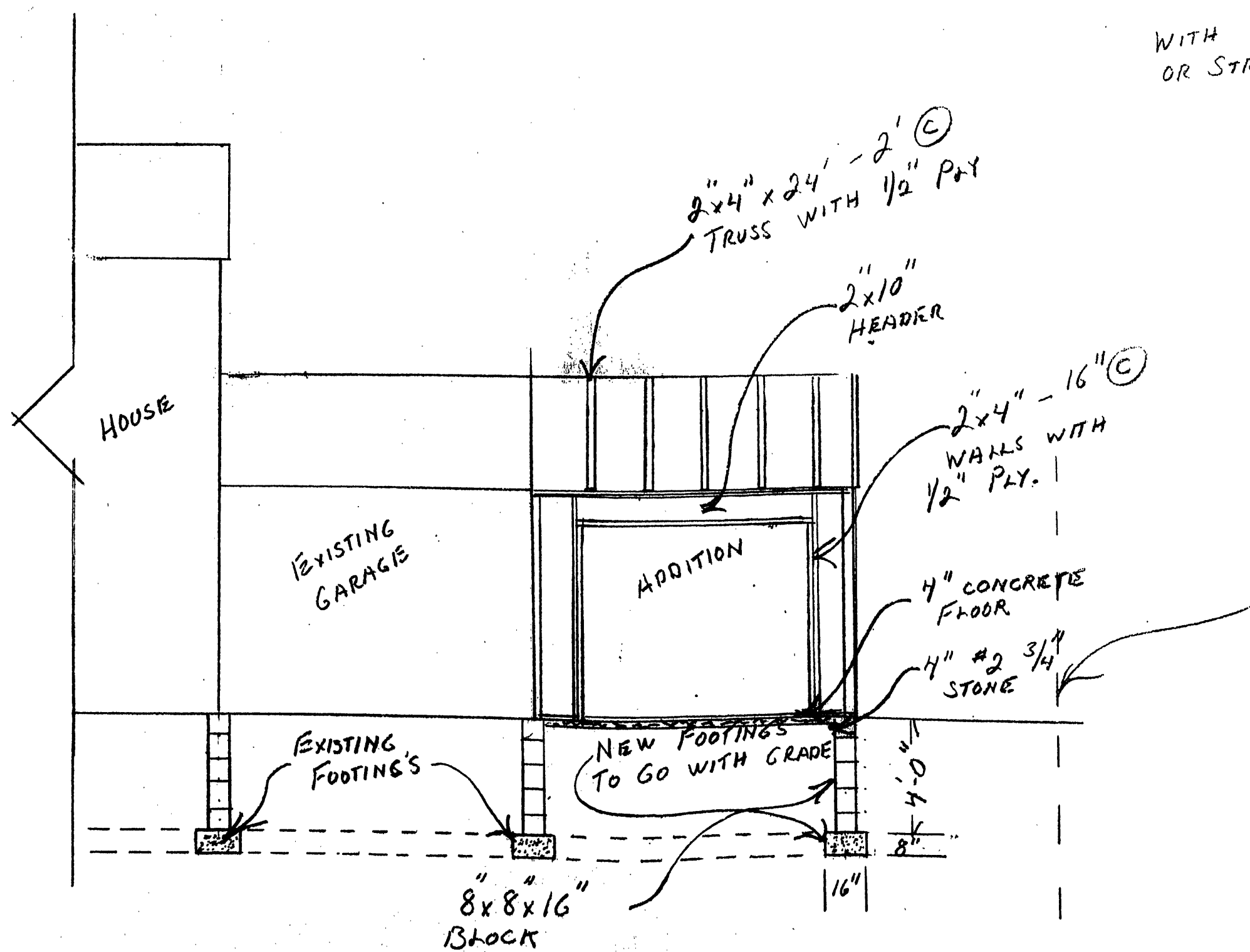
Williamson Law Book Co., Rochester, N. Y. 14609

By Therese N. Munsie
es
Tolson Clerk
 Title





WITH 16 ANCHOR BOLTS
OR STRAPS



NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of

DAVID RAMOS

#91-7.

DECISION GRANTING
AREA VARIANCE

WHEREAS, DAVID RAMOS, residing at 85 Keats Drive, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for an 8 ft. side yard variance in order to allow construction of an addition to the existing garage (from one-car garage to two-car garage) on property located at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 8th day of April, 1991 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, applicant, DAVID RAMOS, appeared in behalf of himself and spoke in support of the application; and

WHEREAS, a letter dated 3/27/91 was received from adjacent neighbors, Mr. and Mrs. Konstantinos Ioannidis, which stated that they did not object to the application before the Board; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the provisions of the bulk regulations pertaining to side yard in order to construct an addition to the existing, one-car garage thereby making it a two-car garage, attached to his residential dwelling in an R-4 zone.

3. The evidence presented by applicant substantiated the fact that a variance would be required in order for applicant to be able to construct an addition to his one-car garage, which is located in the side yard of his residential dwelling, and denial of same would cause significant economic injury if applicant were forced to place this garage at some other location since the two-car asphalt driveway is already in place and to construct that driveway and the new garage in another location would be very costly.

4. The evidence presented by the applicant further indicated that the garage could not be located in the other side yard without a variance.

5. The evidence presented by the applicant also indicated that the garage could be located in the rear yard without the necessity of a variance but the cost of such a proposed location was deemed prohibitive, in relation to the value to be added to the property because it would not conform to the existing design of the house, would be more expensive construction, requiring more walls to be added than are proposed by the subject application, and would also require more grading and a new and much longer driveway as well as restricting placement opportunities for future construction of a pool in the rear yard.

6. The evidence presented by applicant substantiated the fact that the garage could not be constructed economically on any other portion of the parcel because of the substantial expense involved in any alternate location.

7. The evidence presented by the applicant shows significant economic injury from the application of the Zoning Local Law to his land since the cost of the addition for the additional garage, without a variance, would not be warranted by the small incremental value to be added to the property in any available alternate location.

8. The evidence presented by the applicant substantiated the fact that a variance for less than the allowable side yard would be required in order to construct the proposed addition for an additional garage to the residential dwelling, which otherwise would conform to the bulk regulations in the R-4 zone.

9. It is the finding of this Board that the applicant has made a sufficient showing of practical difficulty, entitling him to the requested area variance.

10. The requested variance is not substantial in relation to the bulk regulations for side yard given the fact that the building on the adjacent lot bordering that side yard still is separated from the applicant's proposed addition by a reasonable distance.

11. The requested variance will not result in substantial detriment to adjoining properties nor change the character of the neighborhood.

12. The requested variance will produce no effect on the population density or governmental facilities.

13. There is no other feasible method available to applicant which can produce the necessary results other than the variance procedure.

14. The interest of justice would be served by allowing the granting of the requested variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT an 8 ft. side yard variance for construction of an addition to a one-car garage in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 13, 1991.

Chairman


(ZBA DISK#5-053085.FD)

TO: The Town Hall
New Windsor, N. Y. 12553

We, Mr. & Mrs. Konstantinos Ioannidis who reside at 87 Keats Drive, New Windsor, N. Y. 12553, have been informed by our neighbors Mr. & Mrs. David Ramos from 85 Keats Drive, New Windsor, N. Y. 12553 that they plan to build a second garage which will be attached to the existing garage.

Mr. & Mrs. David Ramos have also informed us that they have followed all rules and regulations as instructed by The Town Hall of New Windsor, New York 12553.

We have no objections provided that it doesn't interfere with our property.


Mr. & Mrs. Konstantinos Ioannidis

Date: 27/3/91

Copies: Mr. & Mrs. Konstantinos Ioannidis

Mr. & Mrs. David Ramos

OFFICE OF THE BUILDING INSPECTOR - TOWN OF NEW WINDSOR
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Prelim.

Mar. 11, 1991

DATE: 2-22-91

APPLICANT: Ramos, David & Migdalia

85 Keats Dr.

New Windsor, N.Y.

91-7.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2-21-91

FOR (BUILDING PERMIT) _____

LOCATED AT 85 Keats Dr.

ZONE D-4

DESCRIPTION OF EXISTING SITE: SEC: 15 BLOCK: 10 LOT: 7

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

Insufficient Side Yard to const.
garage addition

Michael D. Keane
BUILDING INSPECTOR

REQUIREMENTS

PROPOSED OR
AVAILABLE

VARIANCE
REQUEST

New Windsor, N.Y.

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 2-21-91
FOR (BUILDING PERMIT) _____

LOCATED AT 85 Keeto Dr

ZONE D-4

DESCRIPTION OF EXISTING SITE: SEC: 15 BLOCK: 10 LOT: 7

IS DISAPPROVED ON THE FOLLOWING GROUNDS: _____

Insufficient Side Yard to const.
garage addition

Michael D. Keel
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>D-4</u> USE <u>One Family</u>		
MIN. LOT AREA		
MIN. LOT WIDTH		
REQ'D FRONT YD		
REQ'D SIDE YD. <u>15' / 30'</u>	<u>15' / 1'</u>	<u>8'</u>
REQ'D TOTAL SIDE YD.		
REQ'D REAR YD.		
REQ'D FRONTAGE		
MAX. BLDG. HT.		
FLOOR AREA RATIO		
MIN. LIVABLE AREA		
DEV. COVERAGE	%	%

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD
OF APPEALS.

CC: Z.B.A., APPLICANT, B.P. FILE

IMPORTANT
REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1- WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2- FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3- INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4- WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5- INSULATION.
- 6- PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
- 7- DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
- 8- \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9- PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10- THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11- SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12- SEPTIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13- ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.
- 14- ALL BUILDING PERMITS WILL NEED A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A \$15.00 FEE FOR THIS.

Name of Owner of Premises..... DAVID + MIGDALIA RAMOS
Address..... 85 KEATS DRIVE Phone..... (914) 562-8423
Name of Architect
Address Phone
Name of Contractor..... ALAN R. POTTS
Address Phone..... (914) 564-7245
State whether applicant is owner, lessee, agent, architect, engineer or builder..... OWNER
If applicant is a corporation, signature of duly authorized officer.

.....
(Name and title of corporate officer)

1. On what street is property located? On the KEATS DRIVE side of

(N S E or W)

CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

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- 5- INSULATION.
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Address 85 KEATS DRIVE Phone (914) 562-8423
Name of Architect
Address Phone
Name of Contractor ALAN R. POTTS
Address Phone (914) 564-7245
State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER
If applicant is a corporation, signature of duly authorized officer.

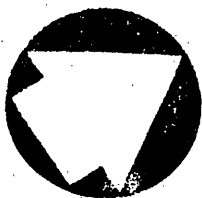
(Name and title of corporate officer)

1. On what street is property located? On the KEATS DRIVE side of
(N.S.E. or W.)
and feet from the intersection of FROST LAVE
2. Zone or use district in which premises are situated. Is property in a flood zone? Yes No
3. Tax Map description of property: Section 75 Block 10 Lot 7
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy b. Intended use and occupancy
5. Nature of work (check which applicable): New Building Addition ☒ Alteration Repair
Removal Demolition Other
6. Size of lot: Front Rear Depth Front Yard Rear Yard Side Yard ☒
Is this a corner lot? NO
7. Dimensions of entire new construction: Front Rear Depth Height Number of stories
8. If dwelling, number of dwelling units Number of dwelling units on each floor
Number of bedrooms Baths Toilets
Heating Plant: Gas Oil Electric/Hot Air Hot Water
If Garage, number of cars ONE
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost..... Fee.....

(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND WHICH ARE NOT VISIBLE
ARE NOT SHOWN OR CERTIFIED.



FROST LANE

N 31° 28' 41" E 90.00

(7)

AREA = 12,015 S.F. OR
0.276 ACRES

WOOD DECK WOOD DECK

SPLIT - LEVEL DWELLING

CONC. WALK

BITUMINOUS DRIVEWAY

N 58° 31' 19" W 133.50

71.9

18.0

30.1

155.90

S 31° 28' 41" W 90.00

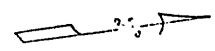
S 58° 31' 19" E 133.50 CHAIN LINK FENCE

(6)

KEATS DRIVE
(50' WIDE)

BEING LOT 7, BLOCK "I", AS SHOWN ON A MAP
ENTITLED "WINDSOR COUNTRY CLUB ESTATES"
FILED IN THE ORANGE COUNTY CLERK'S
OFFICE ON APRIL 1, 1974, POCKET 15

JOB NO.
3101

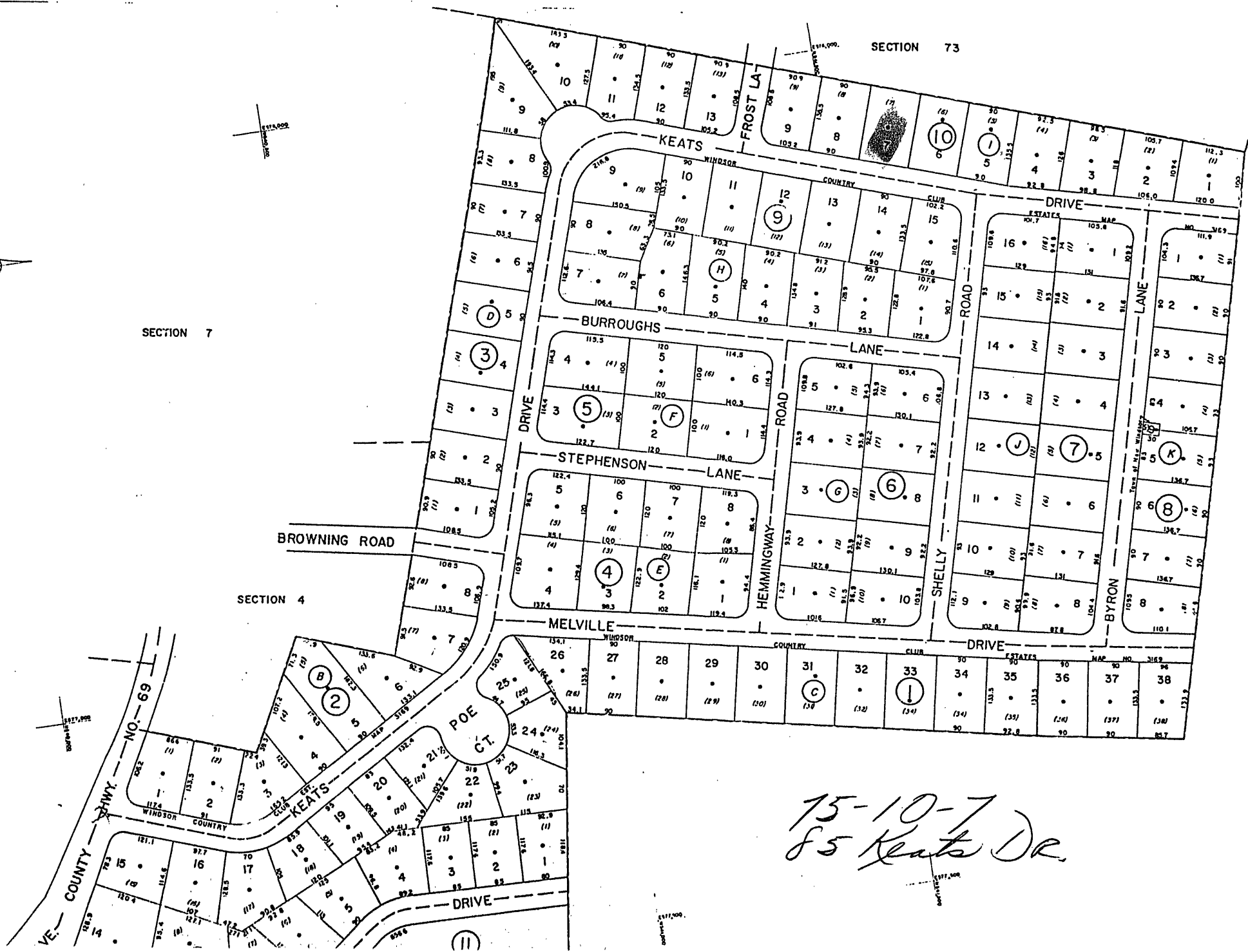


SECTION 7

SECTION 73

SECTION 4

SECTION 4



15-10-7
85 Keats Dr



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

86
86 letters

Memo
374-7527

March, 14 1991

David Ramos
85 Keats Drive
New Windsor, NY 12553

Re: Tax Map Parcel #75-10-7

Dear Mr. Ramos:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$105.00, minus your deposit of \$25.00.

Please remit the balance of \$80.00 to the Town Clerk, Town of New Windsor, NY.

Sincerely,

L. Cook

LESLIE COOK
Sole Assessor

LC/cad
Attachments

cc: Pat Barnhart

- ✓ Avallone, Ronald J. & Maureen L.
73 Keats Drive
New Windsor, NY 12553
- ✓ Kasprak, Robert J. & Catherine
75 Keats Drive
New Windsor, NY 12553
- ✓ Mounier, Robert & Diane R.
77 Keats Drive
New Windsor, NY 12553
- ✓ Faig, Robert A. Jr. & Antoinette
79 Keats Drive
New Windsor, NY 12553
- ✓ Epstein, Jerry H. & Judtih L.
305 Stephenson Lane
New Windsor, NY 12553
- ✓ Connotillo, Joseph L. & Doris A.
314 Burroughs Lane
New Windsor, NY 12553
- ✓ Braun, Leo & Kathleen
316 Burroughs Lane
New Windsor, NY 12553
- ✓ Stumpf, Warren E. & Jean H.
336 Hemmingway Rd.
New Windsor, NY 12553
- ✓ Stewart, James L. & Louise A.
318 Burroughs Lane
New Windsor, NY 12553
- ✓ Toromanides, Michael & Eleni
350 Motor Parkway
Haupaug, NY 11788
- ✓ Oates, Bernard J. & Peggy A.
347 Shelly Rd.
New Windsor, NY 12553
- ✓ Lennon, James J. & Helene M.
375 Byron Lane
New Windsor, NY 12553
- ✓ Filipkowski, Raymond R. & Elizabeth
373 Byron Lane
New Windsor, NY 12553
- ✓ Berger, Marc David & Barbara
371 Byron Lane
New Windsor, NY 12553

- ✓ Pandolfi, Peter & Ernestine
369 Byron Lane
New Windsor, NY 12553
- ✓ Casto, Roland D. & Sheila S.
346 Shelly Rd.
New Windsor, NY 12553
- ✓ Gullivan, Christopher P. & Mary
348 Shelly Rd.
New Windsor, NY 12553
- ✓ McManus, Barbara
350 Shelly Rd.
New Windsor, NY 12553
- ✓ D'Esposito, Celeste
352 Shelly Rd.
New Windsor, NY 12553
- ✓ Pielli, Richard P. & Kim A.
354 Shelly Rd.
New Windsor, NY 12553
- ✓ Slifstein, Arnold & Diane
94 Keats Dr.
New Windsor, NY 12553
- ✓ Kelliher, Michael J. & Eileen T.
372 Byron Lane
New Windsor, NY 12553
- ✓ Ritosa, Joseph & Maria
323 Burroughs Lane
New Windsor, NY 12553
- ✓ Scalia, Joseph M. & Teresa
321 Burroughs Lane
New Windsor, NY 12553
- ✓ Iovino, Robert J. & Judith B.
319 Burroughs Lane
New Windsor, NY 12553
- ✓ Woods, Peter J. & Barbara A.
317 Burroughs Lane
New Windsor, NY 12553
- ✓ Ruffino, Joan
315 Burroughs Lane
New Windsor, NY 12553
- ✓ Resler, Sharon J.
313 Burroughs Lane
New Windsor, NY 12553

- ✓ Bechle, Charles C. & Joann M.
311 Burroughs Lane
New Windsor, NY 12553
- ✓ Stiliho, Frank J. & Lenore
66 Keats Drive
New Windsor, NY 12553
- ✓ Swansson, Maurice & Theresa
76 Keats Drive
New Windsor, NY 12553
- ✓ Bishop, Stacy
213 Summit Dr.
New Windsor, NY 12553
- ✓ Foti, Charles L. & Rose
80 Keats Dr.
New Windsor, NY 12553
- ✓ Bell, Joseph F. & Angela F.
82 Keats Dr.
New Windsor, NY 12553
- ✓ Brody, Michael & Kathleen M.
84 Keats Drive
New Windsor, NY 12553
- ✓ Lauria, Michael R. & Jane
86 Keats Dr.
New Windsor, NY 12553
- ✓ Peffers, Ralph C. & Mary E.
88 Keats Dr.
New Windsor, NY 12553
- ✓ Wolfe, Gerald & Eve-Maria
c/o Serpa Lenna
Sycamore Gardens Apt. 39
Route 94
New Windsor, NY 12553
- ✓ Schaefer, Warren L. & Marion Knox
95 Keats Dr.
New Windsor, NY 12553
- ✓ D'Esposito, Victor & Rose
93 Keats Dr.
New Windsor, NY 12553
- ✓ Eng, Ben & Irena
91 Keats Dr.
New Windsor, NY 12553
- ✓ Grieco, Stephen & Donna
89 Keats Dr.
New Windsor, NY 12553

- ✓ Ioannidis, Konstantinos & Margarita
87 Keats Dr.
New Windsor, NY 12553
- ✓ Talbot, Leo C. & Sandra I.
83 Keats Dr.
New Windsor, NY 12553
- ✓ Goldenberg, Joseph & Hannah
380 Frost Lane
New Windsor, NY 12553
- ✓ McCarthy, Patrick T. & Mary Ann
425 Philo St.
New Windsor, NY 12553
- ✓ Stiller, James & Jeanne
342 Nina Street
New Windsor, NY 12553
- ✓ Lehman, Gail
340 Nina Street
New Windsor, NY 12553
- ✓ Kostenblatt, Mary & William
338 Nina Street
New Windsor, NY 12553
- ✓ De Milt, & Brendan F. & Susan D.
336 Nina St.
New Windsor, NY 12553
- ✓ Wallace, Marilyn
334 Nina St.
New Windsor, NY 12553
- ✓ Cohen, Elliott & Vicki
332 Nina St.
New Windsor, NY 12553
- ✓ Nicolosi, Francis A. & Geraldine
330 Nina St.
New Windsor, NY 12553
- ✓ Tepper, Samuel B. & Esther
328 Nina St.
New Windsor, NY 12553
- ✓ Mittelman, Allen P. & Stephanie L.
326 Nina St.
New Windsor, NY 12553
- ✓ Bernstein, Myron & Phyllis F.
355 Nina St.
New Windsor, NY 12553

- ✓ Stadler, Jr. Edward A. & Kathy A. Noll
353 Nina St.
New Windsor, NY 12553
- ✓ Gordon, Robin S. & Linda K.
351 Nina St.
New Windsor, NY 12553
- ✓ Grimm, Joseph J. Jr. & Patricia A. Grimm
Box 2866
Newburgh, NY 12550
- ✓ Cestari, Alfred & Maureen
435 Philo St.
New Windsor, NY 12553
- ✓ Mc Cann, Thomas J. & Lorraine
433 Philo St.
New Windsor, NY 12553
- ✓ Adams, Gary R.
431 Philo St.
New Windsor, NY 12553
- ✓ Guarracino, John J. & Mary C.
429 Philo St.
New Windsor, NY 12553
- ✓ Scott, Thomas & Jo Ann E.
22-30 79 St.
Jackson Heights, NY 11370
- ✓ Hersh, Bob & Rosemary
444 Philo St.
New Windsor, NY 12553
- ✓ Finneran, Thomas & Kathleen
446 Philo St.
New Windsor, NY 12553
- ✓ Sherman, Bertram P. & Beverly J.
448 Philo St.
New Windsor, NY 12553
- ✓ Irizarry, Helga
450 Philo St.
New Windsor, NY 12553
- ✓ Roberts, Dennis & Joan E.
452 Philo St.
New Windsor, NY 12553
- ✓ Dubiansky, Stephen & Joanne
454 Philo St.
New Windsor, NY 12553

- ✓ Sousa, Ian J. & Filomena
456 Philo St.
New Windsor, NY 12553
- ✓ Mc Keon, Donald S. & Diana
339 Nina St.
New Windsor, NY 12553
- ✓ Hughey, Janice E.
337 Nina St.
New Windsor, NY 12553
- ✓ D'Agostino, Robert & Xiomara
335 Nina St.
New Windsor, NY 12553
- ✓ Enders, Villi P.
333 Nina St.
New Windsor, NY 12553
- ✓ Breakiron, Richard C. & Bogardus, Anneke-Jans
331 Nina St.
New Windsor, NY 12553
- ✓ Moriarty, Michael P. & Kathleen A.
329 Nina St.
New Windsor, NY 12553
- ✓ Canale, John N. & Catherine A.
327 Nina St.
New Windsor, NY 12553
- ✓ Ramos, Robert & Pamela
320 Nina St.
New Windsor, NY 12553
- ✓ Kresevic, John E. & Marilyn Weissman
322 Nina St.
New Windsor, NY 12553
- ✓ Weissman, Steven
PO Box 4135
New Windsor, NY 12553
- ✓ Toback, Irwin & Mary
440 Philo St.
New Windsor, NY 12553
- ✓ Mc Carville, Dan & Mary Lou
442 Philo St.
New Windsor, NY 12553
- ✓ D'Allessandro, Erminio & Lena
325 Nina St.
New Windsor, NY 12553

Volz, Robert J. & Mary F.
323 Nina St.
New Windsor, NY 12553

Ostritsky, Mikhail & Alexandra Ostritskaya
321 Nina St.
New Windsor, NY 12553

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

91-7.

Date: 3/14/91.

I. ✓ Applicant Information:

- (a) DAVID + MIGDALIA RAMOS 85 KEATS DR NEW WINDSOR, N.Y. 562-8423
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. ✓ Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 85 Keats Dr. 25-10-7. 90 x 133.50 ±
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A.
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? September 1989
- (e) Has property been subdivided previously? NO When? _____
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: There is a Shed in the back of the property on the right side.

IV. Use Variance: N/A.

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

- (b) ^{N/A} The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. ✓ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>15'1.30'</u>	<u>18'17'</u>	<u>18'</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- X(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

If I put the garage some place other than where I would like to put it I will have to put a new driveway. And I will have to put up a wall for the price will be much more. Also I have a 2 car driveway now so the garage would look better there and the house would not look too bad. All of the house is there. Area have 2 car garage in may I would like to put my.

- VI. Sign Variance: ^{N/A} (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) ^{N/A} Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.
- _____
- _____
- _____
- _____
- _____
- (c) ^{N/A} What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?
- _____
- _____

VII. Interpretation: ^{N/A}

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the proposal before the Board:
- _____
- _____
- _____
- _____
- _____

✓ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The Garage that I will put up next to the one that I have now be of the same upgraded as the one that I have now. They will look the same as the house also.

IX. ✓ Attachments required:

- ✓ Copy of letter of referral from Bldg./Zoning Inspector.
- ✓ Copy of tax map showing adjacent properties.
- ^{N/A} Copy of contract of sale, lease or franchise agreement.
- ✓ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ^{N/A} Copy(ies) of sign(s) with dimensions.
- ✓ Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- ✓ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date _____

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

X. *Paul Lamm*
(Applicant)

Sworn to before me this
____ day of _____, 19____.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 7

Request of David & Migdalia Ramos
for a VARIANCE of

the regulations of the Zoning Local Law to
permit construction of garage w/
insufficient sideyard;

being a VARIANCE of

Section 48-12-Table of Use/Bulk Regs. - Col. F.

for property situated as follows:

85 Keats Drive, New Windsor, N.Y. 12553.

known & designated as tax map

Section 75 - Blk. 10 - lot 7.

SAID HEARING will take place on the 8th day of

April, 1991, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

Richard Fenwick
Chairman